184.0	0007	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	772,600 /	772,600
USE VALUE:	772,600 /	772,600
ASSESSED:	772,600 /	772,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAZZOLA JAMES S/ETAL
Owner 2:	MAZZOLA ANNE M
Owner 3:	
Street 1:	27 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,240 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8240.000	305,600		467,000	772,600
Total Card	0.189	305,600		467,000	772,600
Total Parcel	0.189	305,600		467,000	772,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.82 | /Parcel: 351.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124092
GIS Ref	
GIS Ref	
Insp Date	07/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0016.0

!14339!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,600	0	8,240.	467,000	830,600	830,600	Year End Roll	12/18/2019
2019	101	FV	263,500	0	8,240.	467,000	730,500	730,500	Year End Roll	1/3/2019
2018	101	FV	264,100	0	8,240.	393,600	657,700	657,700	Year End Roll	12/20/2017
2017	101	FV	264,100	0	8,240.	360,300	624,400	624,400	Year End Roll	1/3/2017
2016	101	FV	264,100	0	8,240.	306,900	571,000	571,000	Year End	1/4/2016
2015	101	FV	253,500	0	8,240.	266,900	520,400	520,400	Year End Roll	12/11/2014
2014	101	FV	253,500	0	8,240.	246,900	500,400	500,400	Year End Roll	12/16/2013
2013	101	FV	253,500	0	8,240.	234,900	488,400	488,400		12/13/2012

PRINT

Date	Time
12/11/20	04:12:00

LAST REV

Date	Time
02/26/20	08:29:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DISOLA JEANNETT	24495-157		4/29/1994		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	124092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/1994	451		52,320					ADD TO 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Measured	345	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
3/3/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8240		Sq. Ft.	Site		0	70.	0.81	7									467,041						467,000	

Total AC/HA:	0.18916	Total SF/SM:	8240	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	467,041	Spl Credit		Total:	467,000

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24523807
Const Adj.:	0.99495000
Adj $ / SQ:	167.258
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442887
Depreciation:	137295
Depreciated Total:	305592

COMMENTS

PDAS CENTRAL AC NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

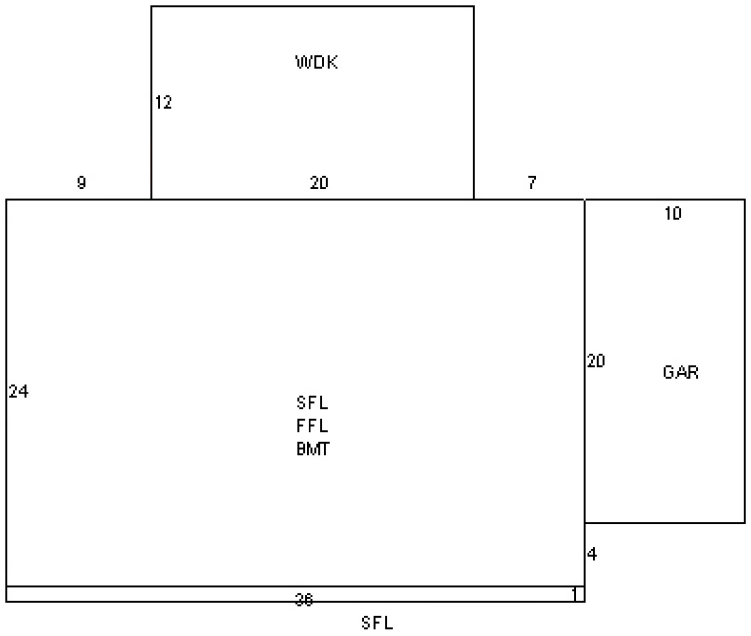
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.26
Special Features:	0	Val/Su Net:	99.61
Final Total:	305600	Val/Su SzAd	173.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	167.260	150,532
BMT	Basement	864	66.490	57,443
FFL	First Floor	864	167.260	144,511
WDK	Deck	240	10.120	2,428
GAR	Garage	200	27.360	5,472

Net Sketched Area:	3,068			Total:	360,386
Size Ad	1764	Gross Are	3068	FinArea	2196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 184.0-0007-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X10	A	PR	1968	0.00	T	65.3	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: